



28 Millcroft, Liverpool, L23 9XJ

Offers Over £310,000

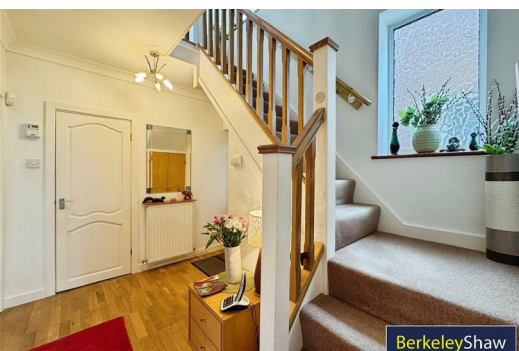
Nestled on the highly sought-after Millcroft, L23, this extended three-bedroom semi-detached home offers a rare opportunity to live on one of the area's most desirable and peaceful residential roads. Renowned for its quiet atmosphere and proximity to excellent local schools, Millcroft is the ideal setting for families and professionals alike.

Beautifully presented and thoughtfully extended, the property welcomes you with a spacious entrance hall complete with a convenient ground floor WC. The through living/dining room is filled with natural light, featuring French doors that open onto the garden — perfect for indoor-outdoor living. To the rear, the extended kitchen offers ample storage, a stylish breakfast bar, and access to a versatile lean-to.

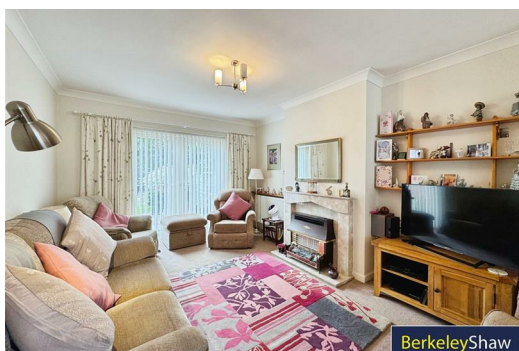
Upstairs, a bright landing leads to three generous double bedrooms, each benefiting from built-in storage. A modern bathroom and a separate WC complete the first floor.

Externally, the home boasts a block-paved driveway providing off-road parking for two vehicles and access to a garage. The sunny rear garden is a true highlight — a tranquil retreat with mature borders, a well-kept lawn, and two patio areas, ideal for summer BBQs or relaxed evenings outdoors.

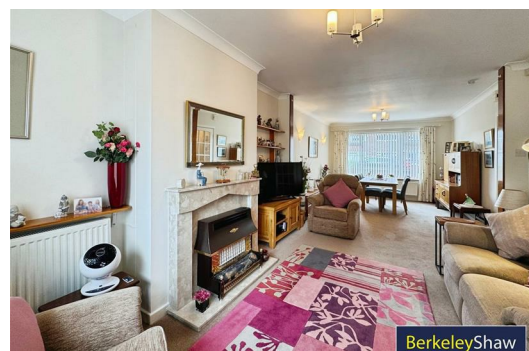
The surrounding area is rich in amenities, with Crosby Village offering a vibrant mix of shops, restaurants, cafes, and bars just a short distance away. The location is also perfectly suited for families thanks to the highly regarded schools nearby. For commuters, there is easy access to the motorway network and nearby train stations, providing convenient links to Liverpool city centre and beyond.



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Entrance hall

Wooden floor, understairs storage cupboard, double glazed window, radiator & composite front door.

WC

WC, basin, tiled floor, tiled walls & radiator.

Dining room

Double glazed window & radiator.

Living room

UPVC French doors to the rear garden, radiator & gas fire.

Kitchen

Range of wall & base units, breakfast bar area, ceramic sink, double glazed window, tiled splash back, radiator, space for washing machine, space for cooker & aluminum door to lean-to.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed window, fitted wardrobes & radiator.

Bedroom 2

Double glazed window, fitted wardrobes & radiator.

Bedroom 3

Double glazed window, fitted wardrobes & radiator.

WC

Double glazed window, tiled floor, tiled walls & WC.

Bathroom

Double glazed window, storage cupboard housing emersion tank, bath with electric shower, tiled floor, tiled walls, basin & radiator.

Front elevation

Block paved driveway with parking for two cars.

Rear Garden

Two block paved patio areas, lawn & mature borders.

Garage

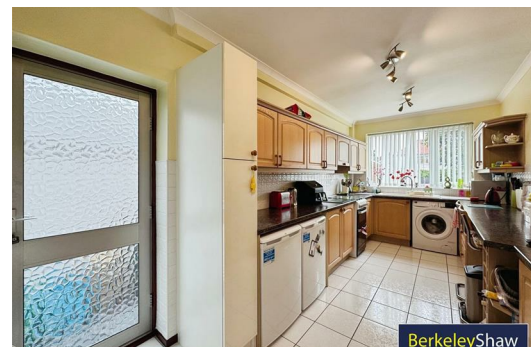
Up & over door, double glazed window & gas boiler.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and other areas are approximate and no responsibility is taken for any errors. Prospective purchasers should verify all measurements. The services, systems and appliances shown here have not been tested and no guarantee is made as to their quality or efficiency for the given. Made with Floorplan 12/2015



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